

CITY OF ANGELS
PLANNING COMMISSION
SUMMARY MINUTES

**Regular Meeting of Thursday January 9, 2014
City Fire House 1404 Vallecito Road
Angels Camp, California**

CALL TO ORDER

The meeting was called to order by Chair Broeder at 6:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Chair Broeder, Vice-Chair Rudolph, Commissioner Griffin,
Commissioner Behiel and Commissioner Gonzalez

Commissioners Absent:

Staff Present: Planning & Building Director David Hanham and Jennifer Preston
Deputy City Clerk

APPROVAL OF AGENDA

**MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER
RUDOLPH AND CARRIED 5-0 TO APPROVE THE AGENDA AS PRESENTED.**

APPROVAL OF MINUTES

1. Approval of the November 14, 2013 regular meeting minutes.

Page 2, Item 3, 2nd paragraph, change "attached to the two post" to "attached to both of the posts".

Page 2, Item 4, 2nd line down, change "approve two sign" to "approve two signs".

Page 3, Item 4, 1st line, change "this sign" to "these signs".

Page 3, Item 5, 7th line down, change "Planning Director Hanham that" to "Planning Director Hanham
stated that".

Page 3, under Staff Reports, 3rd line down, change " Staff is" to " Staff has".

**MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER
RUDOLPH AND CARRIED 3-0-2 WITH COMMISSIONERS GRIFFIN AND GONZALEZ
ABSTAINING TO APPROVE THE DECEMBER 12, 2013 REGULAR MEETING MINUTES
AS AMENDED.**

PUBLIC COMMENTS

OPENED AT 6:05 P.M.

CLOSED AT 6:06 P.M.

PUBLIC HEARINGS

None

PLANNING COMMISSION MATTERS

2. Review of Chapter 17.34 - Permitted Uses & Conditional Use Permits, Land Use Table.

Planning Director Hanham presented the staff report regarding the background of the Land Use Table and how it will affect the Zoning Ordinances.

The discussion that followed was concerning the difference between possibly having "Non-Permitted" (NP) uses in the commercial zone districts or having all of those NP's turned into a "Conditional Use Permit" (C).

Planning Director Hanham read into the record emails with comments concerning the Land Use Tables from Commissioners Rudolph, Behiel and Gonzalez. (See attachment 1)

The discussion that followed was concerning changing the Land Use Table to have all of the commissioner's changes added to the table and bring back to the next meeting.

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 5-0 TO DIRECT STAFF TO MAKE ALL CHANGES DISCUSSED IN A NEW TABLE AND BRING BACK TO THE FEBRUARY MEETING WITH THE DRAFT 4 TABLE AND THE NEW TABLE TO COMPARE THEM.

Commissioner Gonzalez stated that she would like to add a sentence to the Purpose and Intent to help with applicants trying to change property zoning by Boundary Line Adjustments or structural changes. Commissioner Gonzalez would like to add "If the identified use within the identified zone district will need additional changes, such as a Boundary Line Adjustment or major structural changes to improved property this will cause the use to require a site plan review".

The discussion that followed was concerning adding the verbiage from Commissioner Gonzalez and it was decided that staff will add some language to the Purpose and Intent to address the issue of Boundary Line Adjustments or structural changes to property.

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 5-0 TO DIRECT STAFF TO MAKE CHANGES TO THE PURPOSE AND INTENT.

COMMITTEE REPORTS

6. GPI - General Plan Implementation Committee – Planning Director Hanham

Planning Director Hanham stated that the Business Attraction and Expansion (BAE) Zone District is almost ready to be brought before the commission. The next step the committee will be working on is the zone districts for Industrial 1 (I1) and Industrial 2 (I2).

7. DAC – Destination Angels Camp Committee - Chair Broeder

Chair Broeder stated that DAC had their meeting today the items discussed were that the Angels Camp Fun website is merging with the DAC website, Gold Electric has become part of the advisory council for DAC which means that they will be donating \$1000.00 a year for 3 years, the Utica Hotel is looking to sell for 1.8 million dollars, the Mercantile is running with a new group called "The Friends of the Mercantile", DAC is sending out an RFP looking for a Public Relations Consultant, and the Burger Bar is having a soft opening in about a week.

COMMISSIONER'S REPORTS

None

STAFF REPORTS

Planning Director Hanham stated that the City Attorney and himself have reviewed the Tree Ordinance changes that the council would like to see and the changed Ordinance will be coming back to the Planning Commission for review. Mark Twain Saint Joseph's Hospital site plan is still in the process with traffic mitigation with Caltrans. The partnership planning grant with Caltrans is in the process to review the area of Foundry Lane and Angles Oaks Drive. The Housing Element needs to be completed by September 30th of this year. The Sidewalk Project now has a contractor on board. Staff would like the commission to follow the process of the County's General Plan. State Route South 4/49 has a \$237,000 PSR for the intersection and bridges.

MEETING WAS ADJOURNED AT 7:45 p.m.

ATTEST:


Jennifer Preston, Deputy City Clerk


John Broeder, Chairman

Attachment 1

Jennifer Preston

From: Scott Behiel [scottbehiel@gmail.com]
Sent: Thursday, December 19, 2013 11:50 AM
To: Jennifer Preston
Subject: Re: Land Use Table

Hi Jennifer,

I just returned from Boston and it was enlightening in dealing with this subject. In historic buildings there was everything from drug stores and bagel shops to clothing stores and attorney's offices. It showed me that you never know what will work until it's tried. There was a Ruth Criss steak house in the old Capital building and a Walgreens in an historic square sided by a 17th century cemetery. It all worked and it was the biggest a coolest looking Walgreens I have ever seen.

We truly cannot predict the future needs and wishes of landowners for the decades to come. With that in mind, I would suggest that **under the non residential zonings, all NP are changed to C**. That will allow the city leaders in the future to make their own decisions on a case by case basis while achieving our current goal of permitting some uses automatically. Leaving the residential zoning as is will protect those areas.

I went into a little detail here to show you and Dave what I am thinking. I am reluctant to share my opinions with the whole Commission in this email because I do not want to violate the Brown Act. Please share this with Dave for his consideration.

Thanks,
Scott Behiel

On Fri, Dec 13, 2013 at 10:40 AM, Jennifer Preston <jenniferpreston@angelscamp.gov> wrote:

Hello to all,

This is a reminder that Dave would like you to review the new table and send any comments by email back to me so that we can include them in next month's staff report. Donna and Patsy were not at the meeting and so this is new for you but please email any comments to me that you might have on the land use table.

Thanks

Jen

Jennifer Preston

From: Patsy Gonzalez [patsgone@att.net]
Sent: Thursday, January 09, 2014 8:05 AM
To: David Hanham
Cc: Jennifer Preston
Subject: Proposed Zoning Table - 17.34.080

David,

Please find below my comments in regards to the Table (17.34.080) for the Zoning Permitted & Conditional Land Use.

Although the creation of the Land Use (LU) table has been assembled using an accepted standard/model (gleaned from Modesto) and has allowed the General Plan (GP) Committee great freedom in its assemblage, I strongly believe we should not leave behind some of the LU labels and uses already existing in our Zone Code (Chapter 17). I believe these "labels" and uses if you will, reflect some of the thoughtfulness, character, and concerns of our rural, foothill City; thus they should be inserted/reinstated into the LU table also.

They are as follows:

A special note in regards to the Rx-PD allowances Mobilehome - Permitted (P) in R2 & R3
Utility Co. blds. - Conditional (C) in R1-3 Bed & breakfast - C in R1, C-PD Timeshare - C in
R3-PD, C-PD Motel/hotel - C in R3-PD Art Galleries Art, Music, & Dance Studios, Business
school, similar academies Groceries Historical Retail Indigent Lodging Residential hotel
Expand MF dwelling up to 6 DwUnits Retail sales outside a bld.
Places of Assembly (ex. conference center) Lumber yards/building materials (wholesale/retail)
Equestrian center, Riding Academy, Fishing/hunting club (Rec) Thank you for your
consideration.

Respectfully,

Patsy Gonzalez
patsgone@att.net

Jennifer Preston

From: Susan Rudolph [sg.rudolph@aol.com]
Sent: Friday, January 03, 2014 6:53 AM
To: jenniferpreston@angelscamp.gov
Subject: comments for the Permitted & Conditional Uses

Hello Jennifer,

Here are my comments for the Permitted & Conditional Use Table:

Needs Legend

Thank you,
Susan Rudolph
sg.rudolph@aol.com